



Presqu'ile

Heritage Building Stewardship Plan



Prepared by Geoff Hodgins Architect with BRAY Heritage in 2005

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Executive Summary

The Presqu'ile Provincial Park Management Plan requires a *stewardship plan* for any anticipated development that would affect specific resources within the park. In this case, the four cottages under consideration could be candidates for significant change, thus the park needs more detailed policies for them. These structures – Cruise Cottage, Cousins Cottage, Stonehedge, and Denson (Clarke) Cottage – are good examples of Ontario summer homes from the 1930s to the 1950s. Their current uses – staff accommodation (Cruise), nature interpretive centre (Cousins), staff accommodation (Stonehedge), and staff offices (Denson) – are permitted under the management plan. However, the plan also identifies opportunities for providing roofed accommodation for visitors and, through permitting a range of uses in each cottage, raises the issue of what is the optimum function for each building. Identifying those functions, as well as reviewing the condition and heritage significance of each building, are the goals of this study.

The team of Geoff Hodgins Architect and BRAY Heritage was selected to prepare a *Heritage Building Stewardship Plan* for the four cottages as a step towards defining permanent and complimentary uses for these heritage structures. The team visited the buildings on December 1 and 2, 2004 and held discussions with park staff concerning the history and use of each of the buildings.

The following study concludes that the four buildings are in good condition and in need of only minor repairs. Two of the cottages (Stonehedge and Denson) are of heritage significance, as is the toolshed at Cousins and the designed landscape of Stonehedge/Cousins. As for future uses of each building, the study recommends the following:

1. Establish Cousins Cottage as a permanent home for the Natural Heritage Interpretation Centre (a new home would have to be found for the "Christmas at Presqu'ile" event).
2. Convert Cruise Cottage into roofed accommodation for visitors (configuration to be determined by a separate architectural design exercise).
4. Make further repairs/upgrades to Stonehedge Cottage. Continue its use as staff accommodation in the peak season and promote it as off-season conference and event space.
5. Repair/restore identified historic fabric on the Denson Cottage but continue its present use as park staff office and research space.

In summary, these four cottages are valuable as interpretive tools and as useful residential, commercial and institutional spaces. Their integrity and high quality construction make them important long-term assets for the park. As long as their heritage components are conserved, they are flexible and can accommodate necessary changes for many years to come.

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1.0 LOCATION MAPS

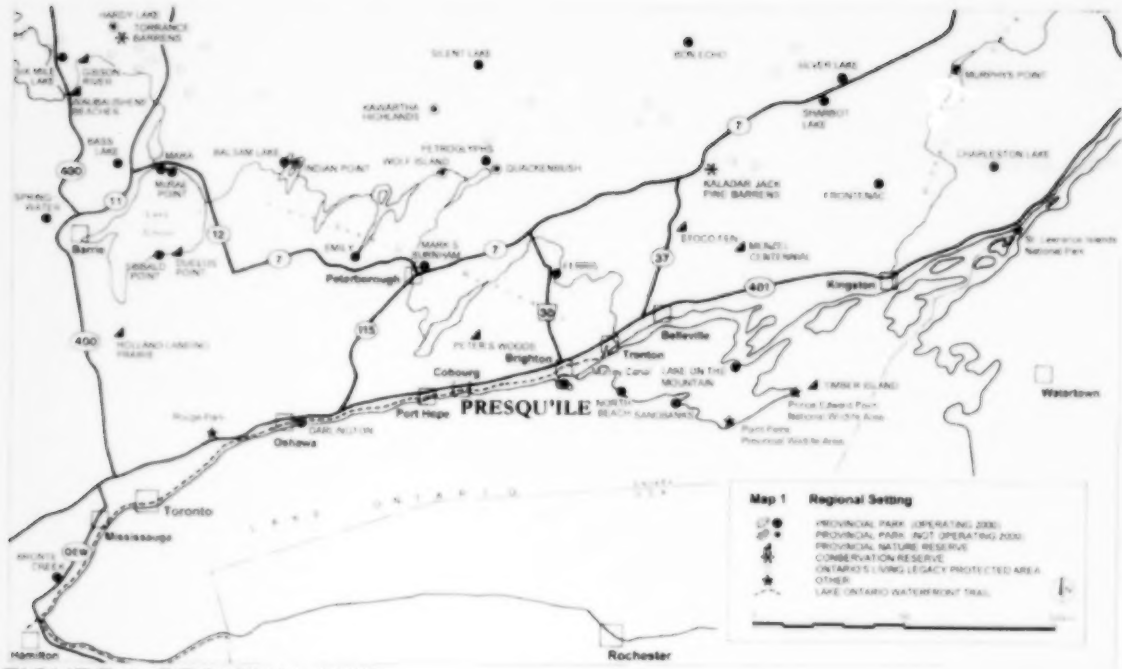


FIGURE 1: REGIONAL MAP

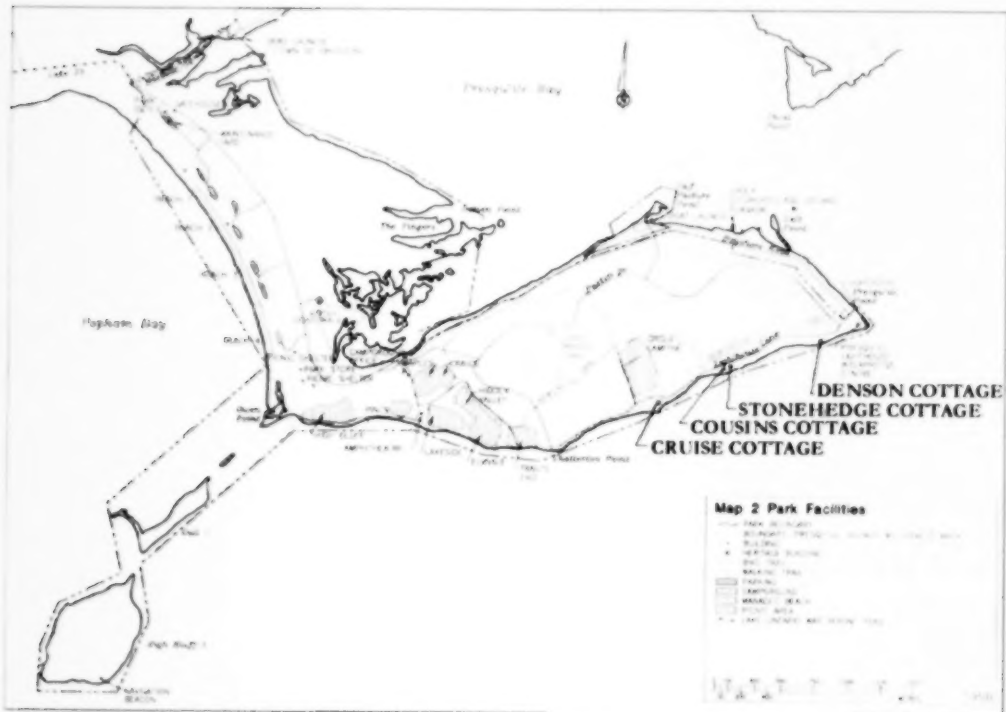


FIGURE 2: PRESQU'ILE PROVINCIAL PARK

2.0 HERITAGE RESOURCE INVENTORY AND EVALUATION

2.1 Study Method

The first step in assessing these cottages is to describe their physical character and condition. We have done so using a comprehensive field check of the exterior and interior of each building, following best practices in architectural recording methods. Condition assessments include recommendations for necessary repairs.

Our assessment of the heritage value of these four structures follows the Ontario Provincial government's Cultural Heritage Process, developed for the Management Board Secretariat (now the Ontario Realty Corporation). We use this template because it is comprehensive and provides a logical and clear means of determining what would otherwise seem to be subjective values.

All aspects of heritage resources are covered. Inventory categories cover the main aspects of material fabric while the evaluation addresses both material and associative heritage values. We have used available histories of each building to buttress observations made in the field.

The site history and interpretive guidelines were prepared with reference to the Topical Organization of Ontario History.

2.2 Site History

According to a comprehensive history of Presqu'île (Turner 1992), the peninsula has developed outside of the mainstream of the north shore of Lake Ontario, due in large part to its isolation. This removal from the everyday life of the mainland has made the peninsula both a wildlife refuge and a place for humans to escape the routines and pressures of urban life. The current configuration of the provincial park alongside private dwellings is a compromise that reflects the different ways to which the land has been used, as well as the different ways in which people have viewed its value.

The four cottages that are the subject of this study reflect this compromise. They were built as private summer residences but were taken over by the province. The heritage values they retain thus combine aspects of their original uses as well as their ongoing role as integral part of a public park.

In terms of broader trends in Ontario society, the cottages represent a period from the 1920s to the present during which the automobile and the summer cottage became synonymous. This sub-theme is illustrated at Presqu'île through the dramatic expansion of cottage development on the peninsula. The four cottages under review are representative of the ways in which the middle class used the automobile to extend their influence to parts of the province previously underdeveloped until convenient highway access became available. Recreational uses superseded previous agricultural and fishing activities, a pattern that accelerated as the century progressed.

The development of the Provincial highway system, beginning just after the First World War, was instrumental in opening new areas for recreational development, especially those in proximity to major population centres in central Canada and the US. Pressure

from increasing development of this kind was one of the spurs that led the province to assume control of Presqu'île for public rather than private recreation.

The four cottages studied here represent the range of development that occurred in Presqu'île under the leasehold system. Prior to the peninsula becoming a park, development had been concentrated on the sheltered Bayshore. After 1928, when the province gained control of the remaining lighthouse reserve, the lands west of the lighthouse became attractive for development.

Access to the lake shore was originally from two directions: an extension of the Bayshore road west from the Lighthouse, and terminating at the Denson Cottage, and an eastern leg of the lake shore road that ran past Cruise and Cousins Cottages to Stonehedge, where it turned north and ran inland to join the Bayshore road. In the early 1960s, the park changed this access system by extending the lake shore road east to Denson Cottage and closing the northward, inland route.

The Denson log cottage was part of a trio built in 1934 as part of this new generation of seasonal residences, and represented a more sophisticated interpretation of the traditional cottage. Careful design, better grade materials and substantial stone fireplaces and chimneys set these dwellings apart. Stonehedge and Cousins represent the next generation of these dwellings in the war years of the early 1940s. Even more so than the Denson group, these cottages were built to last and were more like urban houses than summer cottages. Yet they still have some of the key characteristics of a cottage: orientation to the shore, proximity to water, informal landscaping, driveways and entrances on the inland side, whimsical outbuildings and landscape features.

The last cottage chronologically is Cruise. In many ways, it is an exception. While sharing the orientation, access and landscaping characteristics of its predecessors, it is oddly lacking in character, resembling a suburban house of the day more than a lakeside cottage. Certainly it has the stone fireplace and chimney and the high quality materials as well as a generous porch on the lake side, but it sits in a broad expanse of lawn flanked by treed windbreaks. It has a sunken garage. Overall, it suits North York more than the rural Lake Ontario shoreline. Built in the late 1940s, it represents the final phase of development along this shore before the province terminated private leases.

It should be noted that there is little information available on the history of each cottage. Park staff have recorded what little is known from a few personal interviews with former leaseholders and from recollections provided by former park employees. If the park is to do justice to these buildings within its interpretive programmes, further research will be needed. Ideally, such research would uncover both the original architectural plans as well as oral histories and family records (letters, photographs) from the families who enjoyed each place. With this depth of information, park staff would be able to give visitors a full appreciation of the history of each cottage and, it is hoped, give the descendants of former leaseholders some comfort that their feelings for each place had been respected.

2.3 Condition Assessments

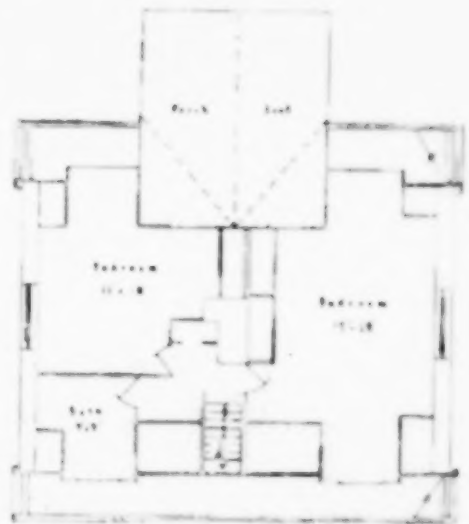
2.3.1 Cruise Cottage



FIGURE 3: VIEW FROM SOUTHWEST



GROUND FLOOR PLAN



SECOND FLOOR PLAN

FIGURE 4: CRUISE COTTAGE PLANS

a) General Description

The Cruise Cottage is a 1 1/2 - storey load-bearing stone house (exterior walls) with a basement garage. Constructed in the late 1940s by local craftsmen, its style is reminiscent of the arts and crafts bungalow. Generally, it is in very good condition. There is some mild cracking in the masonry and there is a mould problem in an upstairs closet and perhaps in the attic space. The kitchen and bathrooms have been renovated and many of the interior walls appear to be from the 60s but, much of the structure's original fabric remains intact. UTM coordinates in NAD 83, taken at the NW corner are: N 285921 E 4874528.

It would appear that during a remodelling of the kitchen (perhaps in the 70s) the stairs to the basement was reconfigured to allow for the downstairs washroom.

b) Landscape Features

The landscape features include: turned-root fencerow at the road, and mature deciduous and coniferous trees in lawn facing the lake.

(see figure 15)

c) Grading

The positive slope away from the structure could be improved on all sides, especially on the south and west where, in places, the grade slopes towards the building. This is common in older buildings but should be addressed as it can lead to foundation damage and basement moisture problems.

d) Foundation

The interior cottage foundation is fieldstone.

The exterior cottage foundation is split-face with raised joint.

The foundation is generally in good condition. Mild cracking above the garage should be monitored (see figure 16). Repainting is needed under the sun porch at the eastern edge (see figure 17).

e) Exterior Wall Structure

The exterior wall structure is similar to the foundation and is in good condition.

The interior has been strapped and covered with paneling or gypsum. It is unclear whether there is any insulation.

f) Exterior Wall Fabric

The exterior wall fabric is split-face stone and is in good condition.

The shingles on the sun porch are in need of replacing; wood should be considered.

The aluminium on the dormers is in good condition.

g) Floor Structure

The floor structure is good throughout.

h) Roof Structure

The roof structure was not inspected from the interior but appears to be in good condition.

i) Roofing

The asphalt is recent and in good condition.

j) Flashing/Vents/Chimneys

The flashing at the chimney is lifting off the roof and could allow water penetration. No roof venting is apparent; this could be contributing to the potential mould problem.

k) Gutters

The gutters are generally in good shape.

The drainage path from the main block roof to the ground is not continuous at the sun porch; this could be contributing to the damage to the pointing referred to above.

l) Window/Doors

Windows

Most windows are original wood hung windows with aluminium storms. They are, for the most part, in reasonable shape but the exteriors all need paint and there is some rotting at the sills. Aesthetically, the aluminium does not add to the building's charm. The sunroom windows are quite unusual: they have a double hinge which is designed to allow the sashes to be folded up in two stages. There is considerable rot on the exterior sills of these windows. The dormer's windows have been replaced with white PVC. On the lake side historic proportions have not been maintained. On the road side the PVC windows match the windows they replaced; however, it would appear that the sill was raised during earlier renovations.

Doors

Exterior doors appear to be original and are in reasonable condition. The double folding garage door is a good example of its kind (*see figure 18*). The interior doors are a mix of old and new.

m) Additions/Porches

The sunroom on the water side of the building remains structurally sound but the windows and shingled exterior wall finish are in poor condition. The exterior stairs are not in good condition and would not meet current building code requirements.

The pressure treated deck at the main entry is in very poor condition.

n) Interior Finishes

• Floors

The kitchen and baths are in good condition (vinyl tile (VCT)). The main floor living/dining & bedroom pine floors need refinishing. The upper floor is painted pine.

- **Walls**

The kitchen and most of the upper floor (gypsum) is in good condition with the exception of mould in the closet of the eastern bedroom (*see figure 19*). The east upper bedroom and ground floor bedroom have painted paneling, likely original. The living/dining has "natural" coloured paneling, probably dating from the 60s or 70s.

- **Ceilings**

The acoustic 10 x 10 tile water damage in the kitchen is probably from the upstairs bath. Water stains in the dining area are possible from an earlier roof leak. The acoustic 10 x 10 tiles are present upstairs. Please see comments under "walls" about mould in closet.

o) Millwork

The kitchen and bath cabinetry, closets and much of the interior trim is post 1970s.

p) Fireplace/Hearth

The living room fireplace is faced in similar stone to exterior; black pointing is not original. The pointing and tile hearth may have been added at the same time. The fireplace has a propane insert installed in 2003 (*see figure 20*).

q) Mechanical (Heating/Cooling)

There is a relatively new oil furnace (installed 2002).

There is a need to investigate the purpose of the grills on the second floor ceiling.

r) Electrical

There are no fixtures of heritage value.

s) Plumbing

There are no original fixtures.

t) Insect/Pest Infestation

There is some evidence of mice and bats (minor).

u) Toxic Droppings

There is some evidence of mice and bats (minor).

v) Debris and Vegetation

Debris and vegetation are causing build-up of the grade next to the structure.

w) Summary of Necessary Repairs

- removal of mould in upstairs closet (and attic?)
- this will require more invasive investigation to determine both the cause and extent of the damage
- redirection away from foundation of drainage around building
- repainting of foundation (especially under sun porch)
- replacement of exterior shingles on sun porch
- repair of chimney flashing
- installation of roof vents
- repair of sun porch gutter downpipe
- repainting/repair/replacement of windows with special attention given to the sun porch windows (work needs to be coordinated with future use plans for building)
- reconstruction (to Code) of sun porch exterior stairs (work needs to be coordinated with future use plans for building)
- replacement of exterior deck (work needs to be coordinated with future use plans for building)
- replacement of kitchen ceiling tiles and upstairs bedroom tiles (water damage) (work needs to be coordinated with future use plans for building)
- removal of mice droppings.

2.3.2 Cousins Cottage



FIGURE 5: VIEW FROM SOUTHWEST

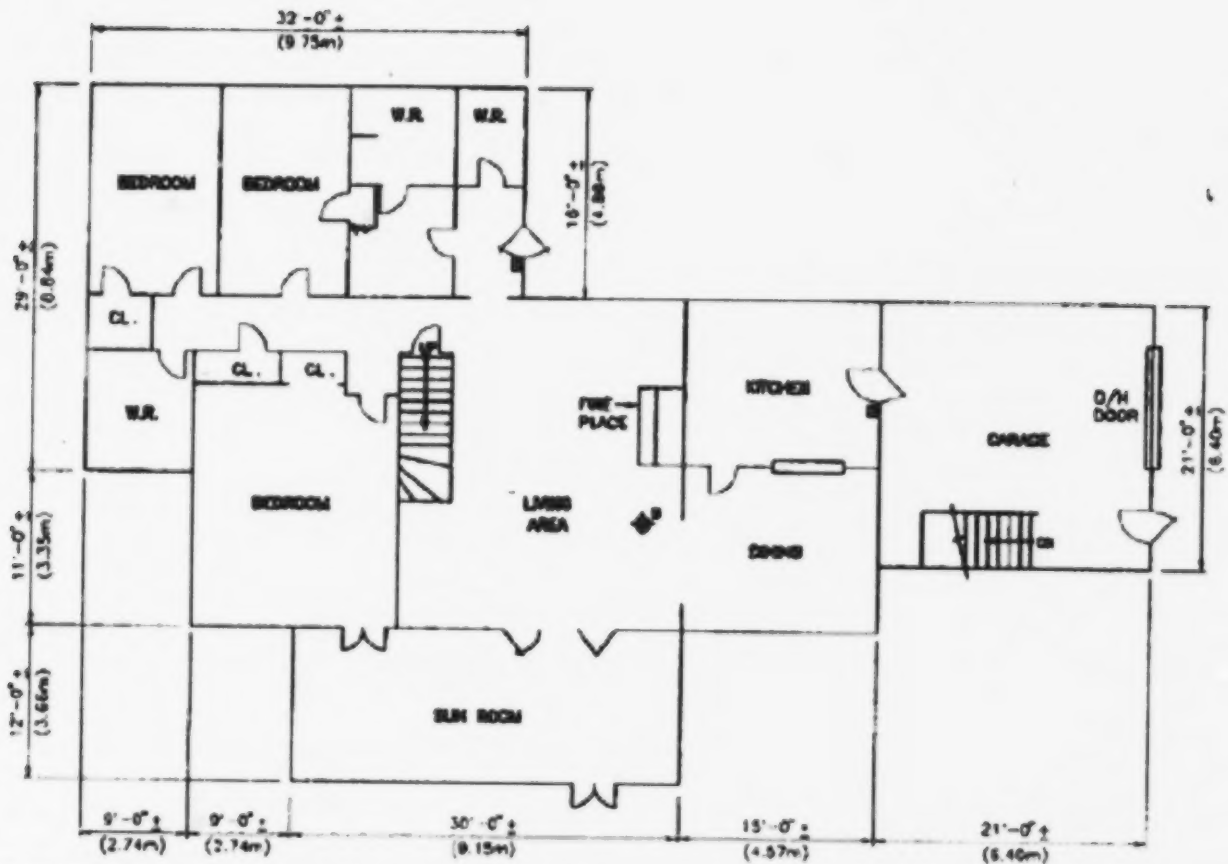


FIGURE 6: COUSINS GROUND FLOOR PLAN

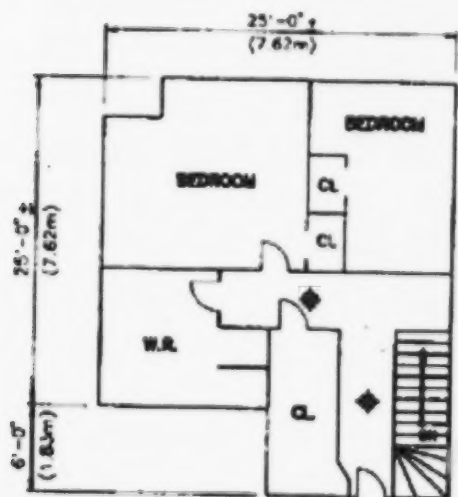


FIGURE 7: COUSINS SECOND FLOOR PLAN

a) General Description

This is a 1 1/2-storey stucco-clad masonry cottage built in the early 1940s. The ground floor is organized around a "great hall" with a coffered ceiling. The kitchen and dining room are at the eastern end with three bedrooms to the north and west and a sunroom along the shoreline to the south. The second floor is limited to the area above the ground floor bedrooms and contains three more bedrooms. UTM coordinates in NAD 83, taken at the NW corner are: N 284434 E 4874846.

Cousins Cottage has undergone significant upgrades and renovations. Insulation and new interior finishes have been added to the concrete block perimeter walls. The kitchen has been removed. The garage has been converted to interior space, a new double door has been added directly onto the living room, and two bedrooms have been joined with a large arch.

b) Landscape Features

The landscape features include: gate posts (*see figure 22*), tree plantings, and the remains of the original formal planting scheme (including the site of a "Victory Garden").

c) Grading

The positive slope away from the structure could be improved on all sides, especially on the south. This is common in older buildings but should be addressed as it can lead to foundation damage and basement moisture problems.

d) Foundation

The structure has a full basement at the eastern end and a crawl space under the rest. The poured concrete is generally in good condition but water was trickling through the south wall, where the grading is the poorest.

e) Exterior Wall Structure

The masonry block with exterior stucco is generally in good condition but with some minor cracking.

f) Exterior Wall Fabric

The stucco needs a good paint job with quality preparation. The base of the stucco has been trimmed with wood that is beginning to rot (*see figure 23*). This is an odd detail for a masonry structure and should be removed, as it is too close to grade for wood to survive for long. The exterior of the sunroom is wood and also needs refinishing.

g) Floor Structure

The floor structure is good throughout.

h) Roof Structure

The roof structure is in good condition. The dormer on the west wall has been converted from a cottage roof to a shed roof, apparently to address a perpetual leaking problem. The new proportions do not help this already slightly awkward structure.

i) Roofing

Much of the roof appears quite recent (asphalt). However, above the new doors into the living room the roofing appears well past its prime (*see figure 24*).

j) Flashing/Vents/Chimneys

There are no problems noted.

k) Gutters

The gutters are generally in good shape but the downspout is disconnected on the lakeside by the garage. This is also near the wettest part of the basement.

l) Window/Doors

Most of the windows and doors are original and remain in reasonable condition. The new door to the living room is a double steel door. The wood trim on the exterior could be altered to better compliment traditional detailing of a masonry stucco structure.

m) Additions/Porches

The sunroom is in good shape although the exterior needs refinishing. Detail of vented storage under window seats is worth noting (*see figure 25*).

n) Interior Finishes

- **Floors**

The former kitchen carpet is present. The bathrooms and historic entry is VCT. Throughout most of the ground floor the original pine remains in good condition. The upper hall is pine.

- **Walls**

Original paneling and decorative trim in the living room and sunroom is present (*see figure 26*); gypsum board in most other locations.

- **Ceilings**

The former kitchen T-bar ceiling is present. Gypsum is present in the bathrooms. In most other locations the original panel board ceilings remain.

o) Millwork

Most of the original trim either remains or has been replaced with a reasonable duplication. Window interiors have all been built-out (not into the room) to accommodate insulation and a new finish.

p) Fireplace/Hearth

A large stone fireplace exists on the east wall of the living room. The stonework and mantle are original. The paneling above was recently added.

q) Mechanical (Heating/Cooling)

There is an older oil furnace.

r) Electrical

There are no original fixtures (appears to have been substantially rewired at some point).

s) Plumbing

There are no original fixtures.

t) Insect/Pest Infestation

Please see below.

u) Toxic Droppings

Significant quantities of bat dung were recently discovered in the attic of this cottage. The space was sealed off at the time of inspection and the park has initiated clean-up procedures.

v) Debris and Vegetation

Debris and vegetation are causing build-up of the grade next to the structure.

w) Summary of Necessary Repairs

- redirection away from the foundation of drainage from the surrounding landscape, especially along the south wall
- removal of debris around foundation
- re-stuccoing/painting of exterior walls
- removal and replacement of wooden sill (with non-rotting materials)
- replacement of asphalt roofing above new main entrance doors
- replacement of gutter downspouts on lake side
- removal of bat dung from attic.

x) Outbuilding - toolshed/storage shed

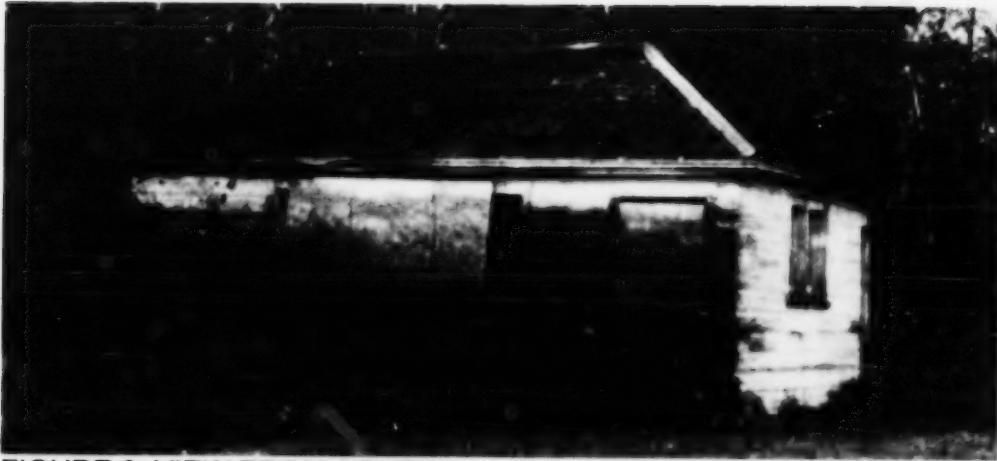


FIGURE 8: VIEW FROM SOUTH

This is a 12'- 4" x 24'- 4" frame shed with 7" face, horizontal wood siding on the exterior and 4" cedar T&G on the interior; walls and ceiling are all original. The lower 8"- 12" of the walls are severely rotted but the remaining structure is in surprisingly good condition. The floor, however, is in very poor shape. The roof is covered with the original cedar shakes with metal ridge caps. The roof is very weathered but apparently does not leak. The original metal gutters are in place but are in very poor condition. The original door has been replaced with a poorly fitted utility door. Some windows are missing and boarded up. Some of the original windows (casement and fixed) remain in place. The building is tilting.

y) Summary of Necessary Repairs – toolshed/storage shed

- raise the building, set it on a pier foundation with a new floor system and rebuild lower section of walls
- repair/replace windows to match originals
- replace door with period door
- carefully monitor roof condition
- replace gutters to match original
- paint exterior.

2.3.3 Stonehedge



FIGURE 9: VIEW FROM SOUTH

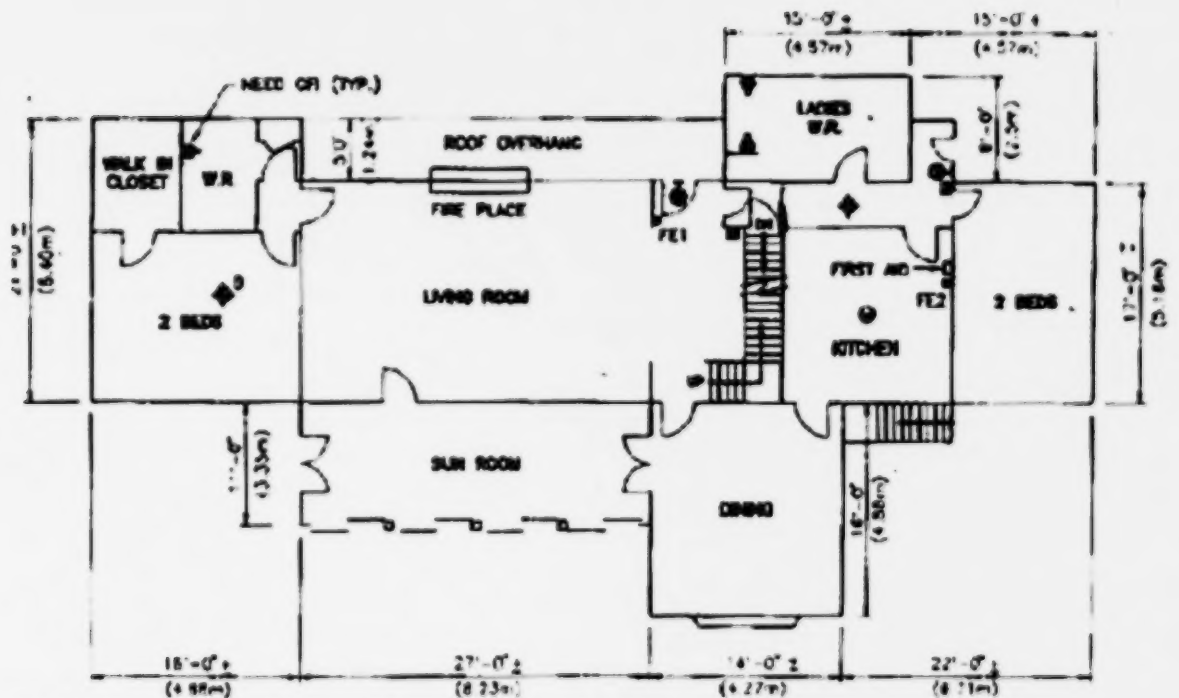


FIGURE 10: STONEHEDGE GROUND FLOOR PLAN

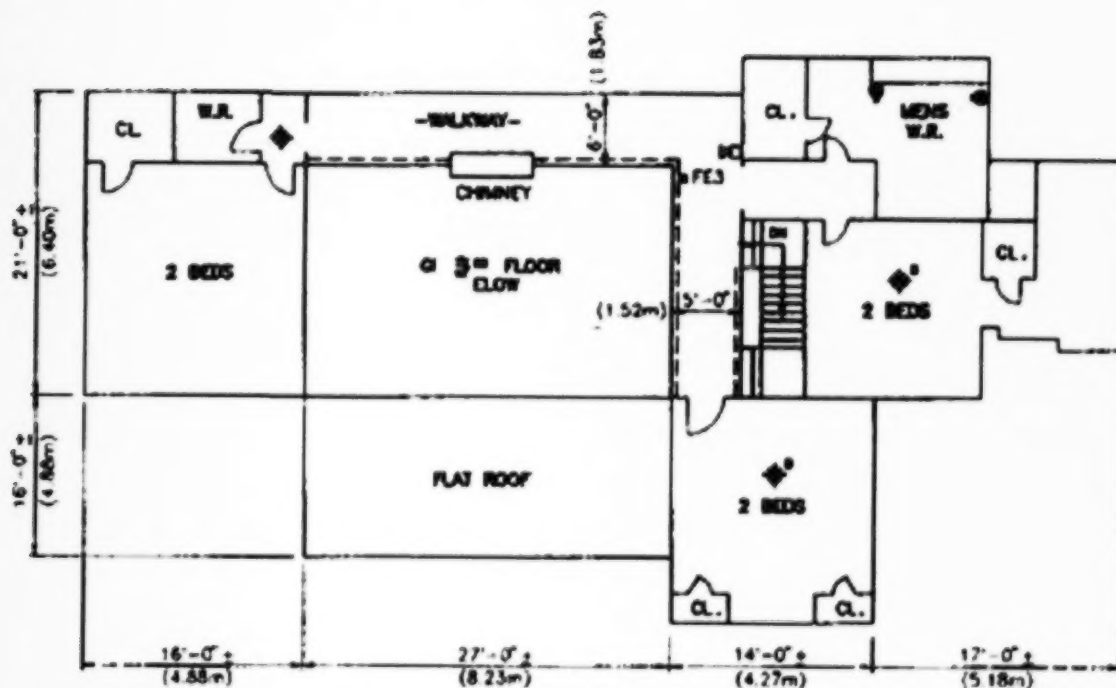


FIGURE 11: STONEHEDGE SECOND FLOOR PLAN

a) General Description

This is a two-storey "chateau" style cottage built in the early 1940s, in good condition. The ground floor is organized around a "great hall" with a balcony and cathedral ceiling. The kitchen, dining room and maids quarters are at the eastern end with an en-suite bedroom to the west and a sunroom along the water side to the south. On the second floor, two bedrooms and a bath at one end are connected by a walkway to a second en-suite at the other end. UTM coordinates in NAD 83, taken at the NW corner are: N 284477 E 4874819.

Stonehedge has recently undergone significant upgrades adding roof insulation, a new roof and new windows. In the interior, apart from in the kitchen and bathrooms and bedroom flooring, most of the original finishes remain.

b) Landscape Features

Landscape features include: ornamental stone gateposts with light fixtures and integral signage, dry laid river stone hedge, well surround and canopy, flagstone patio with decorative wrought iron light standards, and formal tree plantings along the road.

c) Grading

The positive slope away from structure could be improved on all sides, especially on the east wall and on the south wall near the exterior basement entrance. This is common in older buildings but should be addressed as it can lead to foundation damage and basement moisture problems.

d) Foundation

The structure has a full basement at the eastern end and a crawl space under the rest. The poured concrete is generally in good condition but water was trickling through the east wall (*see figure 29*) and under the wood sill of the exterior entry. The sill is rotten (*see figure 28*). There is evidence of mild mould growth on some basement surfaces (*see figure 30*). The plaster on one side of the interior stairwell has developed cracks over the years that appear to be expanding, probably due to the high basement humidity (*see figure 31*).

e) Exterior Wall Structure

The masonry with split face stone exterior is in good condition with one odd pressure treated wood patch over the dining room window.

f) Exterior Wall Fabric

The stone and pointing is in good shape with the exception of the retaining wall by the basement stairwell (*see figure 32*).

The aluminium on dormers is in good condition.

g) Floor Structure

The floor structure is good throughout.

h) Roof Structure

The roof structure is in good condition.

i) Roofing

The asphalt is very recent and in good condition.

j) Flashing/Vents/Chimneys

All are in good condition.

k) Gutters

The gutters are generally in good shape but should be extended further from the cottage to address moisture in the basement.

l) Window/Doors

Windows

Most windows have recently been replaced with white PVC. The exceptions are the interior windows to the sunroom, which are in good condition.

Doors

Exterior doors appear to be original and are in good condition, except for the bottoms of the oversized sliding doors on the sunroom. Interior doors are a mixture of original and new fire-rated doors.

m) Additions/Porches

The sunroom is not in quite as good condition as the rest of the structure. The sliding doors, while still magnificent, are not in good shape. The indoor/outdoor carpeting needs to be replaced (ideally with something more in keeping with the building) and the block and pressure treated wood repairs made to the outside steps and sill should be redone.

n) Interior Finishes

- **Floors**

The kitchen and baths are in good condition (vinyl). There is carpet in the bedrooms and service hall. The entry hall, living room and dining room is pegged oak. The upper hall is pine.

- **Walls**

The kitchen and baths have been renovated but all others appear to be original.

- **Ceilings**

The exposed timber and sheathing in the great hall and sunroom, is in very good condition (*see figure 33*). Plaster is used in other non-renovated spaces. The downstairs bath has a T-bar ceiling which has been damaged in one location by water from the bathroom above.

o) Millwork

The original woodwork in this building is very well executed and in very good condition, especially in the entrance hall and two-story space. The kitchen cabinets are probably not original but could be from the 50s or early 60s.

p) Fireplace/Hearth

A stone fireplace, with a dark hardwood mantle, rises through the two-story great hall and is in good condition. A wood insert has been added.

q) Mechanical (Heating/Cooling)

There is a new propane furnace. Much of the ducting, and the grilles, are original.

r) Electrical

Some of the more recently added fixtures are of an unfortunate choice, but many of the original fixtures are still in place; some of which are quite unusual (*see figure 34*). The building's original generator remains in the basement (disused).

s) Plumbing

There are no original fixtures.

t) Insect/Pest Infestation

There is no evidence noted.

u) Toxic Droppings

There is no evidence noted.

v) Debris and Vegetation

Debris and vegetation is causing build-up of the grade next to the structure.

w) Summary of Necessary Repairs

- redirection of drainage away from the foundation, especially on the east wall and next to the south wall basement entrance stairs, and removal of debris and vegetation from around foundation
- careful monitoring of water infiltration into basement is required
- if redirected, surface drainage and downspout extensions do not alleviate the situation; it may be necessary to add waterproofing and drainage tiles to the exterior of the foundation wall
- replacement of the rotten sill on basement access door with metal frame and sill
- removal of surface mould on basement interior surfaces and installation of a dehumidifier
- extension of roof gutter downspouts to direct runoff away from structure
- repair of sunroom sliding doors
- repair of exterior steps and sill
- replacement of interior carpet (repair/replacements to be in a period sensitive manner as specified by a heritage architect or consultant)
- repair of ceiling in downstairs bathroom (water damage).

2.3.4 Denson Cottage

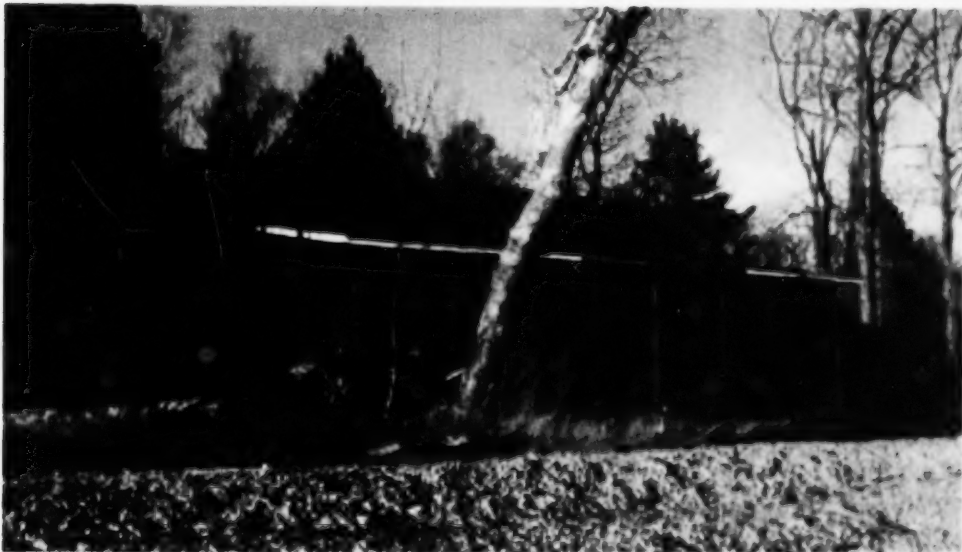


FIGURE 12: VIEW FROM SOUTH

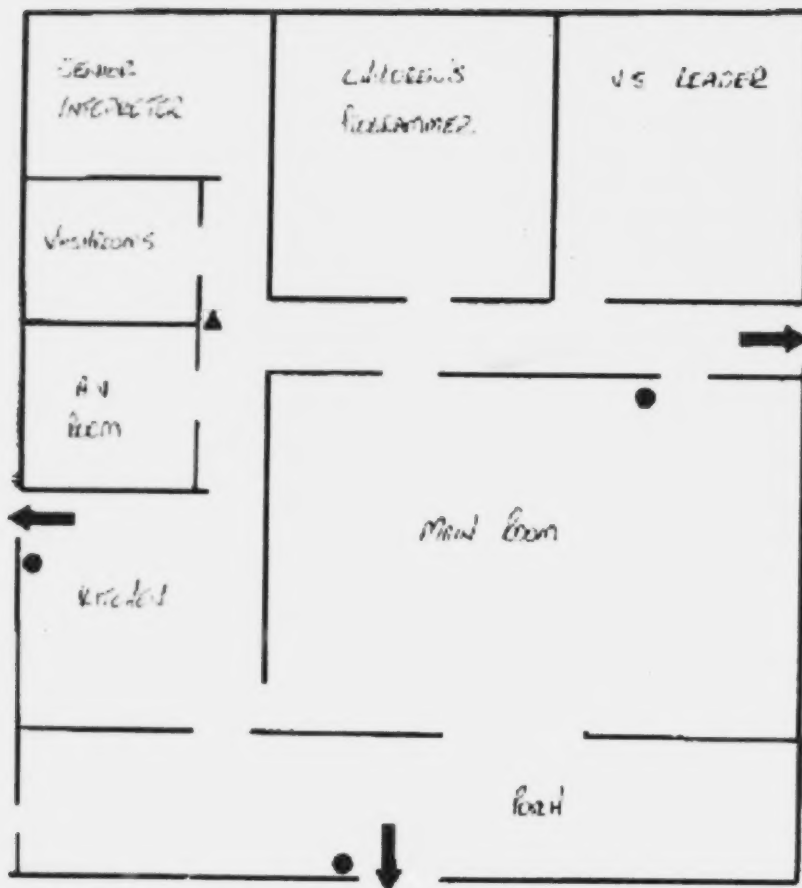


FIGURE 13: DENSON COTTAGE GROUND FLOOR PLAN

a) General Description

The Denson (or Clarke) cottage is a one-storey frame structure with a small loft. The exterior walls are sheathed inside and out with a milled curved siding producing quite a convincing log cabin look. The cottage has a large living and dining area with a sun porch across the entire lakeside. A kitchen and bath are oriented to the west and there are small bedrooms along the north side. UTM coordinates in NAD 83, taken at the NW corner are: N 285124 E 4875006.

The cottage, constructed in the mid-1930s, is very reminiscent of cottage packages available through the Eatons mail order catalogue of that time. The structure was set on a new foundation recently, but otherwise has undergone few other significant renovations.

b) Landscape Features

There is no visible landscape scheme other than a few overmature birch on the west side of the cottage and the proximity to beach.

c) Grading

The positive slope away from the structure could be improved on all sides. Generally the grade and vegetation are too close to the wood structure.

d) Foundation

The foundation is recently poured (crawl space only).

e) Exterior Wall Structure

The wood framing is in good condition.

f) Exterior Wall Fabric

The curved wooden siding on this building is generally in good condition, however significant rot is developing in the lower two runs of the siding (*see figure 36*). The rotted material needs to be removed and replaced if the rot, and the insect infiltration that is usually associated with it, are to be controlled.

g) Floor Structure

The ground floor structure was significantly replaced during foundation work.

h) Roof Structure

The log pole rafters with exposed planking are in good condition. Use of un-milled framing supports is evidence that this building may not have been a complete kit and had some custom components (*see figure 37*). A portion of the roof on the lakeside is sheathed in narrower boards, which supports Clarke family recollections of damage caused by flying debris resulting from an explosion during the construction of the lakeside well.

i) Roofing

The asphalt shingling is in good condition.

j) Flashing/Vents/Chimneys

There is leaking at the chimney. The park is addressing this.

k) Gutters

There are no gutters present.

l) Window/Doors

With the exception of the side entry door, all windows and doors in this cottage appear to be original. For the most part windows and doors are in reasonable condition, however many of the windows have a tendency to jam. This could be addressed window by window as the foundation should now be stable. Some of the windowsills are beginning to deteriorate from the constant beating from the wind, rain and snow (*see figure 38*). The screens need repairing. Most of the hardware appears to be original (*see figure 39*).

m) Additions/Porches

The sunroom is in good shape. See above for comments on porch windows.

n) Interior Finishes

- **Floors**

The pine floor throughout will need refinishing.

- **Walls**

Curved log siding in the living room and sun porch is present. There is some water staining on the inside wall of the sun porch. Vertical cedar (unfinished) is found in all other locations.

- **Ceilings**

There is exposed structure found in the living room and sun porch; dropped cedar ceiling (similar to walls) is found in smaller spaces.

o) Millwork

The original kitchen cabinets are in place (*see figure 40*).

p) Fireplace/Hearth

A large stone fireplace exists on the east wall of the living room in good condition.

q) Mechanical (Heating/Cooling)

There is no heating system apart from the fireplace (former stove and stovepipe have been removed).

r) Electrical

There are no original fixtures. Some poorly selected strip fluorescent (*see figure 41*) is present.

The period electric stove is still in place (*see figure 42*).

s) Plumbing

There is an original kitchen sink and bath sink and a new toilet present.

t) Insect/Pest Infestation

At the time of the new foundation work the structure was treated for carpenter ants. There is no evidence of re-infestation.

u) Toxic Droppings

There is no evidence noted.

v) Debris and Vegetation

The vegetation is too close to the wooden walls.

w) Summary of Necessary Repairs

- redirection of surface drainage away from the foundation
- removal of debris and vegetation around the foundation
- replacement of lower two courses of exterior wooden siding (to match original)
- repair/replacement of exterior screens and window frames (to match original)
- repair of chimney flashing
- repair fascia on lake side
- refinishing of pine floors.

2.4 HERITAGE ASSESSMENTS

2.4.1 Cruise Cottage

a) Physical Description

Building type:

- house (seasonal use).

Present use:

- accommodation for park staff.

Foundation:

- rubble stone.

Basement:

- poured concrete floor.

Number of storeys above grade:

- 1 1/2 storeys (second storey bedrooms under gabled roof).

Main structural materials:

- fieldstone with split rock face.

Cladding material:

- asphalt shingles on sunroom
- aluminium siding on dormers.

Roof type:

- gable with inset dormers.

Existing condition (general):

- good.

b) Context

Site history and development:

- isolated (now) west of other cottages
- along former access road from mainland east along lakeshore
- site formerly the lakeshore lot severed from a large farm
- little tree cover
- now flanked by overgrown field (west) and mown lawn picnic area (east).

Site context and links:

- mature trees
- large spruce on east side of house
- mature apple and maple trees on lakeside lawn
- spruce windbreak along west property line
- cedar windbreak along west property line
- laid hedge along access road (north) property line
- low shrubs and trees along shoreline
- flanking metal gates and steps to shore.

c) History

Development, use, ownership/occupancy:

- part of the original Jobes farm (ca 1850s)
- then bought (ca. 1920s) by O'Connor/Fenton family from Toronto
- Fentons sold to Dr. W.W. Cruise, a Toronto dentist
- house built for Cruise
- became part of the park (1960s?)
- used as research station by University of Waterloo until late 1990s.

Construction date:

- 1947/8.

Architect/designer:

- not known.

Builder/craftsperson:

- not known.

d) Design and Construction

Design description:

- a suburban style house, with modest concessions to a rural, waterside setting (e.g. treed lot, enclosed sun porch)
- access drive leads to sunken garage
- stairs cross rear face of house and lead to a side door (into kitchen)
- stone chimney
- asphalt shingles.

Integrity:

- garage added, dormer windows replaced.

Additions:

- none.

Interior design description:

- kitchen at main entrance, with bathroom/utility rooms off it
- stairs to basement
- main living room runs north-south over garage (cut fieldstone fireplace)
- doors to enclosed porch
- stairs to upper bedrooms (3) with bathroom
- full basement with enclosed garage section, concrete floors and walls.

Fixtures, machinery, chattel or equipment:

- 3-panel horizontally hinged folding windows in sun porch
- 3-panel vertically hinged wooden garage doors.

2.4.2 Cousins Cottage

a) Physical Description

Building type:

- cottage/seasonal house.

Present use:

- park natural heritage interpretation centre.

Foundation:

- poured concrete.

Basement:

- full basement under former garage (east end)
- remainder of building on a perimeter poured concrete foundation.

Number of storeys above grade:

- 1 1/2 storey.

Main structural materials:

- concrete block.

Cladding material:

- stucco (with horizontal wooden shiplap siding in gable ends).

Roof type:

- hip gable main block with gabled wings and shed-roofed porch.

Existing condition (general):

- good.

b) Context

Site history and development:

- built as part of a pair of houses (with Stonehedge)
- built at end of access road running east from mainland along lakeshore.

Site context and links:

- adjacent to and formerly linked to Stonehedge by driveway
- original landscape plan shows curved entrance drive through a cedar hedge and paired stone gateposts (with integral cast iron lights), enclosing a stand of birch (all extant)
- along eastern boundary, perennial beds alongside rubble stone wall
- lakeside lands included a "Victory garden" in southeast corner (mature apple tree survives)
- mature trees.

c) History

Development, use, ownership/occupancy:

- built for Mr. Ed Cousins, a civil engineer, former Harbour Master in Toronto, business partner and friend of Wilson (owner of Stonehedge)
- became part of the park in late 1950s.

Construction date:

- circa 1944.

Architect/designer:

- not known.

Builder/craftsperson:

- not known.

d) Design and Construction

Design description:

- a suburban house, with minor concessions to a lakeside setting (enclosed sun porch)
- the main block has a garage extension on one side and a cross wing along the western side, with a shed-roofed porch on the south (lake) side
- roof has asphalt shingles and a fieldstone chimney
- the main door is in the central block, with a secondary door alongside the garage.

Integrity:

- new decks on north and east sides (with accessibility ramp and railing)
- new main doors
- interior alterations to suit interpretive centre use (washrooms, doors, interior finishes).

Additions:

- garage (but may have been built soon after main block).

Construction materials and technologies:

- wood and concrete block reflect wartime scarcity of structural steel.

Interior design description:

- main block has large central room off front door, with archway to enclosed porch and doors to shore behind
- central room has high coved ceiling with decorative crown moulding
- side hall leading west to washrooms and bedroom/offices
- steps up to western ancillary rooms.

Fixtures, machinery, chattel or equipment:

- features include octagonal windows in main block and wing
- stained wooden louvers in window seats in porch
- appliqué wooden diamonds on interior main room walls.

e) Outbuildings: toolshed/storage shed

Building type:

- shed.

Present use:

- storage.

Main structural materials:

- wood frame.

Cladding:

- horizontal shiplap siding.

Roof type:

- hip gable
- tiered cedar shake shingles with pressed metal flashing
- gutters and downspouts.

Condition:

- poor (sills and floor rotten and collapsing, glazing missing in several areas)
- gutters and downspouts decayed.

Design description:

- a modest but carefully designed shed, with an offset entrance door on the lakeside
- central horizontal windows flanked by 2/6 vertical sash windows
- same windows in the end gables
- wooden plank floor laid on wooden joists (no foundation).

Integrity:

- no visible changes.

2.4.3 Stonehedge

a) Physical Description

Building type:

- country estate house (seasonal use).

Present use:

- accommodation for park seasonal staff.

Foundation:

- poured concrete.

Basement:

- full basement under eastern third
- crawlspace under remainder.

Number of storeys above grade:

- 2 1/2 storey main block and 2 storey cross wing
- 1 storey porch.

Main structural materials:

- random coursed ashlar cut fieldstone and wood timbers (roof).

Cladding material:

- fieldstone, with horizontal wood siding in gable ends and dormers.

Roof type:

- steeply pitched hip gable with bellcast eaves
- hip gabled dormers.

Existing condition (general):

- good.

b) Context

Site history and development:

- built as part of a pair (with Cousins) at the terminus of the main access road linking the mainland with the lakeshore (road turned inland at Stonehedge and cut across the peninsula to the Bayshore).

Site context and links:

- adjacent to Cousins
- low (1 m.) rubble stone dry laid wall separates two properties (formerly linked by driveway)

- entrance drive across north side of house exits through a pair of random coursed, cut fieldstone gates, each with a tiered flagstone coping atop which is attached to a wrought iron decorative light fixture with four opaque lights
- gate (wooden, now removed for restoration) swung on cast iron hinges (gateposts have chamfered inside faces to permit gate to swing)
- on north (road) side are two inset cast iron nameplates ("Wilson" on east post "Stonehedge" on west)
- landscaping on this side of house includes an ornamental birch stand, the boundary rubble stone wall, and a row of mature Norway spruce along access roadside
- on the lakeside, a seawall of concrete-filled grain bags (now disintegrating) holds a raised lawn upon which are mature trees as well as such ornamental features as a pair of freestanding decorative wrought iron electric light standards with four-sided fixtures, on mortared stone plinths
- a flagstone patio
- a flagstone set of steps leading down from the end doors of the rear porch
- similar steps leading to a secondary exit door on the east gable end, with an ashlar fieldstone retaining wall alongside
- and an ornamental well structure, four-sided random coursed fieldstone, 2-tiered with a limestone coping, topped with a hip gabled wooden roof held up by four wooden posts with curved wooden support brackets and exposed roof beam ends (inside on a sand platform is a central square concrete post with four exposed ends of steel reinforcing rods)
- noted as a "barbeque pit" on one plan supplied by the park staff.

c) History

Development, use, ownership/occupancy:

- built for John Melville (Jack) Wilson, a civil engineer and business partner of Mr. Cousins
- had been engineer for the government dock on the north side of the peninsula
- avid hunter and fisherman
- became part of the park in late 1950s.

Construction date:

- early 1940s.

Architect/designer:

- not known.

Builder/craftsperson:

- not known.

d) Design and Construction

Design description:

- house designed in an elegant rural estate style, in this case very strongly reminiscent in appearance and setting to Stephen Leacock's estate house on Old Brewery Bay in Orillia
- fieldstone walls have basement windows and 1/4 paired windows in dormers and gable ends, and flanking single windows in main block facades, with stone sills
- entrance doorway is offset in an umbrage supported by wooden posts over a flagstone base
- a central chimney flanked by gabled dormers
- paired windows in north façade
- west side has a single window on the east side of the entrance door
- main block has a cross-wing on east side and a shed-roofed porch on the lakeside
- porch has a fieldstone west wall and a glazed south wall and wooden roof (with exposed carved beam ends) resting on new wooden sill and concrete block foundation
- porch doors across south façade are full height horizontal sliders
- there is a secondary exit door in the east side of the cross-wing
- the roof is asphalt shingled
- the cross-wing has a fieldstone chimney on the northeast corner
- both it and the main chimney have a limestone coping band close to the top.

Integrity:

- some deterioration of exterior landscape features
- interior alterations to meet contemporary building codes and current user needs (washrooms, bedrooms, kitchen) otherwise good.

Additions:

- none.

Construction materials and technologies:

- structural materials used reflect wartime shortages of structural steel.

Interior design description:

- varnished dark-stained hardwood floors, baseboards, trim and ceilings and whitewashed lath and plaster walls characterize a dignified interior
- in the main foyer, behind a solid wood door, is an angled stairway leading to the upper floor
- it has a carved newel post and decorative posts
- the dining room has a built-in wooden sideboard and window seat as well as iron paired wall sconces and a decorative iron 6-globe central pendant light fixture
- the main "great hall" has a massive fieldstone fireplace and chimney supporting exposed roof beams, with a bark-on solid cherry mantel
- the ceiling is hand-hewn beams and posts on the mezzanine supporting a panelled ceiling
- decorative wrought iron wall sconces are mounted on the west wall
- window seats under paired casement windows flank the fireplace
- a side hall leads off the main foyer to the kitchen and stairs to the basement
- the second floor has bedrooms on the east and west ends linked by a mezzanine hallway accessed by wooden stairs, with a wrought iron filigreed wall sconce on the upper landing
- there are decorative metal wall sconces and overhead fixtures throughout the upper level

- bedrooms and bathroom have dark-stained doors (interiors altered), and all bedrooms have lake views.

Fixtures, machinery, chattel or equipment:

- original generator and fuel tank exist in basement room
- beside the decorative light fixtures there is iron hardware on all doors and windows.

2.4.4 Denson Cottage

a) Physical Description

Building type:

- summer cottage.

Present use:

- field office for park seasonal staff.

Foundation:

- poured concrete (perimeter).

Basement:

- none.

Number of storeys above grade:

- 1 1/2 storeys.

Main structural materials:

- wood frame
- cut log corner posts and structural posts and beams (interior).

Cladding material:

- half round log (horizontal siding).

Roof type:

- gable (asphalt shingles).

Existing condition (general):

- good.

b) Context

Site history and development:

- former shoreline of Atkins(?) farm.

Site context and links:

- one of three cottages built in the 1930s at the end of the former north/south access road from the Bayshore
- built facing shoreline
- no ancillary landscaping evident (site bare except for several overmature birches, some of which are collapsing).

c) History

Development, use, ownership/occupancy:

- built for/by Dr. Harold Clarke, a doctor from Toronto
- Dr. Clarke died in 1953
- his widow Kay married Lester Denson, widower of Harold Atkins' Aunt Gladys, in (early 1960s)
- Lester died in 1965
- cottage becomes part of the park (1960s?) but Kay receives a life lease on the cottage (died in 1985)
- cottage reverts to use by park staff.

Construction date:

- 1934/5.

Architect/designer:

- believed by some to be an Eaton's catalogue house (further research required to confirm origins).

Builder/craftsperson:

- not known.

d) Design and Construction

Design description:

- a (probably) pre-fabricated early 20th century cottage, with a gabled roof and shed-roofed porch and bedroom wings flanking a central great hall, kitchen and offset hallways
- stone chimney
- asphalt shingles.

Integrity:

- excellent
- all interior and exterior features original (except for repairs to sections of wood floor)
- new toilet
- cottage jacked onto new foundation
- lower log (cladding) course and corner posts had rotted
- some carpenter ant damage
- new wiring and roof shingles
- former stove in main room removed (pipe was connected to chimney)
- fireplace and chimney dismantled and rebuilt when foundation rebuilt.

Additions:

- none.

Construction materials and technologies:

- pre-fabricated framing, cladding and fittings.

Interior design description:

- wooden floors throughout
- central "great hall" with cut fieldstone fireplace and chimney flanked by paired windows over window seats
- open ceiling and rafters
- mezzanine on west end with balcony rail and wooden floor (access by portable ladder or retractable stair)
- french doors open into enclosed porch, with central doors to shore
- 15/15 inward-opening casements
- central hallway offset with ceiling and full height walls
- main hall intersects cross hall (under mezzanine) that links kitchen, maid's room, bathroom, and bedroom.

Fixtures, machinery, chattel or equipment:

- iron fittings on windows and doors
- decorative iron curtain rods
- original stove, sinks, fire extinguisher globe, interior materials and finishes.

2.5 Heritage Evaluations

Evaluation Code Definitions

The following evaluation of heritage significance uses similar categories to the foregoing inventory. The ratings are as follows: Excellent (E); Very Good (VG); Good (G); and Fair/Poor (F/P). "Good" is intended to be the mean, with "Fair/Poor" indicating little to no heritage value.

2.5.1 Cruise Cottage

a) Design

<i>Style/Visual Appeal</i>	F/P (typical example of this type of house)
<i>Construction/Technology</i>	F/P (typical construction)
<i>Architect/Designer/Builder</i>	F/P (not known)

b) History

<i>Association/Pattern</i>	F/P (no person or event of historical importance associated)
<i>Age</i>	F/P (built after mid-point from oldest buildings on peninsula)

c) Context

<i>Landmark/Character</i>	G (a familiar structure in this cottage area)
<i>Streetscape/Landscape</i>	G (compatible with the dominant character of the area)

d) Integrity

<i>Alterations</i>	G (some changes, but overall character intact)
--------------------	--

The Cruise Cottage does not qualify as a heritage resource.

2.5.2 Cousins Cottage

a) Design

<i>Style/Visual Appeal</i>	F/P (fair example of this type)
<i>Construction/Technology</i>	F/P (typical example of this construction technique)
<i>Architect/Designer/Builder</i>	F/P (not known)

b) History

<i>Association/Pattern</i>	F/P (no person or event of historical importance associated)
<i>Age</i>	F/P (built after mid-point from oldest buildings)

c) Context

<i>Landmark/Character</i>	VG (built as a pair with Stonehedge)
<i>Streetscape/Landscape</i>	VG (of some importance in establishing character of area)

d) Integrity

<i>Alterations</i>	G (some changes, but overall character intact)
--------------------	--

The Cousins Cottage does not qualify as a heritage resource.

Too!shed/Storage Shed

a) Design

<i>Style/Visual Appeal</i>	VG (good example of this rare type)
<i>Construction/Technology</i>	F/P (typical example of this construction technique)
<i>Architect/Designer/Builder</i>	F/P (not known)

b) History

<i>Association/Pattern</i>	F/P (no person or event of historical importance associated)
<i>Age</i>	F/P (built after mid-point from oldest buildings)

c) Context

<i>Landmark/Character</i>	VG (distinctive landscape element)
<i>Streetscape/Landscape</i>	VG (of some importance in establishing character of area)

d) Integrity

<i>Alterations</i>	VG (few changes)
--------------------	------------------

The Squalifies as a heritage resource. Remnant 1940s cottage landscape is also of heritage importance (especially with surviving planting plan).

Heritage Character Statement (shed and landscape)

The storage shed is a good surviving example of a vernacular building from the mid-20th century, with much original fabric intact. The landscape is a good surviving example of an informal landscape design from the 1940s with evidence of wartime elements ("Victory Garden").

Character Defining Elements (shed)

- cedar shingle roof
- window placement and design
- shiplap siding.

Character Defining Elements (landscape)

- curving entrance drive
- ornamental gateposts
- tree plantings (birch grove, boundary plantings)
- former perennial beds
- former "Victory Garden".

2.5.3 Stonehedge

a) Design

<i>Style/Visual Appeal</i>	E (very good example of a rare type)
<i>Construction/Technology</i>	G (early example of this type)
<i>Architect/Designer/Builder</i>	F/P (not known)

b) History*Association/Pattern*

F/P (no person or event of historical importance associated)

Age

F/P (built after mid-point of oldest buildings)

c) Context*Landmark/Character*

VG (built as pair with Cousins)

Streetscape/Landscape

VG (of some importance in establishing character of area)

d) Integrity*Alterations*

VG (minor, reversible changes)

The house qualifies as a heritage resource. Remnant 1940s formal landscape is also of heritage importance (especially with the surviving landscape structures).

Heritage Character Statement (cottage and landscape)

Stonehedge is a fine and intact example of a grand country residence from the early-mid 20th century. Its design and craftsmanship are complemented by attractive landscape elements.

Character Defining Elements (cottage)

- distinctive massing and roof design
- high level of craftsmanship
- Interior flooring, panelling, light fixtures and exposed structural elements.

Character Defining Elements (landscape)

- gateposts and gate
- rubble stone walls
- "well" and surround
- flagstone patio and decorative light fixtures.

2.5.4 Denson Cottage**a) Design***Style/Visual Appeal*

E (few surviving unaltered)

Construction/Technology

VG (good early example of what appears to be a pre-fabricated cottage)

Architect/Designer/Builder

VG (considerable importance as a regional/provincial example of its kind)

b) History*Association/Pattern*

F/P (minor importance)

Age

F/P (built after half way point from oldest buildings in area)

c) Context*Landmark/Character*

G (familiar landmark; former flanking cottages gone)

Streetscape/Landscape

G (compatible with dominant character of area)

d) Integrity*Alterations*

VG (minor upgrades)

The Denson cottage qualifies as a heritage resource.

Heritage Character Statement

Denson cottage is an excellent surviving example of what appears to be a pre-fabricated cottage.

Character Defining Elements

- interior layout (especially the great hall/mezzanine)
- original exterior and interior materials and fixtures.

3.0 CONSERVATION AND DEVELOPMENT STRATEGY

3.1 Conservation Options

Heritage resource conservation can involve more than preservation of a building or setting. Most often it involves some form of re-use or adaptation of the resource to meet contemporary needs. Standard practice in heritage conservation offers a range of strategies for addressing an older setting. This range has, on one end, the complete preservation of an object and, at the other end, demolition and removal of the object. In between are varying levels of intervention that allow different degrees of change to occur without severely impinging upon the heritage values that led to recognition of the resource in the first place.

What this means in practical terms is that serious efforts should be made to accommodate existing or new uses within the existing structures and to conserve any components of those structures that have particular heritage significance.

The following strategy outlines in detail the recommended approach for each building and their component parts. The terms¹ used below are more or less standard conservation definitions used to describe different levels of intervention or extent of conservation activity involved and the degree of impact on the existing building or setting. They are placed in a sliding scale of impact on the site in question, from least to most.

Preservation: conservation of existing material

Stabilization: temporary work required to prevent further deterioration

Restoration: returning an element to its original appearance

Rehabilitation (adaptive re-use rehabilitation): conversion of a building to a new use, with modifications to the original

Reconstruction: new construction mimicking a component that no longer exists

Replication: new construction copying an existing, deteriorated component

Moving: relocation as an alternative to demolition

Renovation: extensive changes and alterations in harmony with the original building

Demolition and Salvage: removal of portions or all of the building, with retention of re-useable elements

3.2 Conservation Strategies

The following recommendations are in addition to the necessary repairs identified in the previous section. These recommendations focus on the heritage fabric of each property

¹ Note: the definitions have been adapted from *Principles of Heritage Conservation*, by Judy Oberlander, Harold Kalman and Robert Lemon, Technical Paper Series 9, Victoria: British Columbia Heritage Trust, 1989.

and provide park management with guidelines for future maintenance, conservation and development.

3.2.1 Cruise Cottage

Of all the cottages, Cruise has the least heritage value and thus offers the most flexibility for future change. The following recommendations retain the essential features of the building while allowing a broad range of interventions.

- Efforts should be made to **preserve** the period exterior, however this would not preclude **renovations** such as adding of decking/porches or even an addition should it be executed in a complimentary period style.
- The sun-porch should be **restored** – some “in period” modification would be acceptable. Efforts should be made to **restore** or **replicate** the double folding porch windows.
- The interior has little heritage value that would be put at risk by even significant changes to the plan or use. The interior can be **renovated**. The wood floors and trim are in good condition and should be **preserved/restored**.
- The landscape features such as the mature trees and laid hedge should be **preserved**. The open character of the site should be **preserved** on the lake side and on the east and west yards, but the north (inland) lands can be **renovated**.

3.2.2 Cousins Cottage

This cottage has been extensively altered and has little of heritage value remaining other than in its landscape and outbuilding (storage shed). It is thus suitable for conversion to a wide variety of uses, including its current use as an interpretive centre. A wide range of interventions can be considered here.

- The overall scale and exterior period detailing should be **preserved** to support the cottage “neighbourhood” setting created by the pairing of Cousins Cottage with Stonehedge.
- Insensitive alterations should be removed over time and replaced with sturdier versions that are more in keeping with the character of this building (e.g. the front entrance deck, ramp and railing).
- The interior trim work in the living room and the lakeside windows in the dining room and sunroom should be **preserved**.
- The storage shed should be **restored** on the exterior and **rehabilitated** on the interior to continue as a support space.
- The overall landscape design and surviving elements (such as the gateposts and mature trees) should be **preserved**. Former landscape features, such as the perennial beds and the “Victory Garden”, should be identified and considered for **restoration**.

3.2.3 Stonehedge

This special building needs careful treatment if its character is to be respected and its heritage fabric conserved. Its decorative elements deserve special care, but insensitive alterations should also be addressed in future interventions. Its designed landscape should be maintained.

- The sun room should be **restored** (new flooring, redo foundation/step work, restore sliding doors).
- Modest modifications to bedrooms and kitchen could be achieved without effect on heritage integrity (e.g. bathrooms can be changed as required since no original material remains), thus **rehabilitation** is recommended in both cases.
- Future work in the bedrooms and kitchen should be compatible with the original layout, materials and finishes.
- The original generator in the basement should be **preserved** in situ for future interpretation.
- Intrusive alterations should be removed and replaced in a manner that is sympathetic to the original design, such as, the hydro pole next to the main entrance, vent pipes extending from a basement window opening, the metal cladding on the entrance support posts, and the new wall sconces flanking the main entrance.
- The main components of the existing landscape should be **preserved**. Missing elements (such as the wooden entrance gates) should be **restored** and put back in place. Deteriorated elements (such as the sun porch patio and decorative light fixtures, and crumbling sections of the rubble stone wall) should be **restored**.

3.2.4 Denson Cottage

This cottage has the most heritage integrity of the four and should be kept in the closest possible approximation to its original condition.

- The exterior siding should be **preserved**. In repairing damaged sections, care should be taken to replace with similar profiled siding, even if it has to be custom milled.
- The interior fabric should be **preserved**; any minor changes to the interior should be done with care using matching materials and techniques.
- The interior layout should be **preserved**, although minor changes may be made to the partitions between the smaller rooms on the north and west sides. Such changes should be well recorded and evidence of the original configuration should be apparent/interpreted on site.
- The original wooden windows that are beyond repair should be **replicated**.

3.3 Maintenance and Inspections

All buildings, new and old, are subject to the deterioration caused by exposure to the seasonal effects of weather and daily use. For the conservation and preservation of built heritage resources it is essential to have procedures in place to ensure ongoing maintenance and repair. Though many procedures are commonsense and uniform from building to building, most procedures need to be tied to a schedule of periodic inspections. The following text focuses on the care and maintenance of the building envelope and exterior fabric. Consistent attention to these areas is the primary defence against material and structural deterioration.

Park staff should develop a schedule of periodic inspections for each building. The following guidelines can be used as a starting point, however as recurring problems are detected specific to a structure, close attention to such problem areas should be formalized into the inspection schedule. For instance, blocked gutters or drains may be a

common occurrence in one building, where another might have a history of pest infestation or mould growth.

3.3.1 Minimum Periodic Inspection Recommendations

a) **Five-Year Comprehensive Inspection**

A full and comprehensive inspection of the entire building and site should be undertaken at least every five years, with comprehensive records kept for comparison to previous inspections. The conditions assessment included in this report could be considered the first in the 5-year schedule. In the next comprehensive inspection special attention should be paid to operation and durability of utilities and to evidence of structural movement.

b) **Annual Spring Inspection**

Perform a visual inspection once each spring to check for faults in weather seals, plant, insect or animal infestation, paint deterioration, cracks in interior plasterwork, and human wear and tear on finishes. Special attention should be paid to problems hidden by winter snows as well as insidious decay and mould build-ups as a result of condensation and/or moisture penetration.

c) **Annual Fall Inspection**

In the fall, heritage structures should also be inspected to record and address seasonal problems related to condensation and moisture penetration. Pay special attention to cleaning out blocked drainage.

d) **Major Storm Check**

In a park setting, heritage structures such as those being addressed in this study do not have constant use. To sustain the value of these heritage resources each building should be given a visual inspection, both inside and out including basements and attics, after major storms to check for leaks, water stains, blistering paint or other signs of water penetration that would normally be noticed if the buildings were continuously occupied. Vigilance in carrying out this recommendation will go far as a means of preventing more serious problems of decay or pest infestation.

4.0 ADAPTIVE RE-USE ASSESSMENT

4.1 Use Options

This study has been prompted by the policy requirements of the park management plan. The plan, completed in 2000, provides policy direction for park stewardship, operations and development. It requires a *stewardship plan* for any anticipated development that would affect specific resources within the park. In this case, the four cottages under consideration could be candidates for significant change, thus the park needs more detailed policies for them.

In the plan, the cultural heritage policy for these cottages is as follows:

- *(Section 8.0) Any restoration or reconstruction of heritage features will conform to high standards of cultural authenticity and will complement, not interfere with, the features themselves.*
- *(Section 5.5.2) The cottages may be used for heritage education, visitor information and service, and park research and management support purposes consistent with a heritage buildings management plan for the park.*
- *(Section 5.5.2) The cottages also present an opportunity for providing roofed accommodation for visitors, consistent with a new initiative of Ontario Parks to diversify its accommodation options. The heritage buildings management plan will determine which cottages and sites are most appropriate for this purpose, and ensure that their cultural heritage values are perpetuated.*

The plan provides further direction for the natural heritage visitor centre, currently housed in Cousins cottage:

- *(Section 7.1) A natural heritage visitor centre will be developed in one of the Lighthouse Lane heritage cottages. The heritage buildings management plan described in Section 6.6 will determine which cottage and site are most appropriate for this purpose, and ensure that their cultural heritage values are perpetuated.*

4.1.1 Natural Heritage Interpretive Centre

Several options were considered in the short term and long term. The conclusions of this examination were as follows:

Denson Cottage

- This cottage is too small without major expansion.
- This cottage could not be adapted to support Natural Heritage Centre needs without significant loss of heritage value.

Cruise Cottage

- This cottage is too small without major expansion.
- The raised ground floor configuration of this structure would add complication and expense to any major expansion.
- The only real heritage value of this structure is as an example of a modest but well crafted typical cottage of the period. This character would be lost should it be incorporated into a much larger contemporary structure.

Stonehedge Cottage

- The bold and distinctive detailing of this residential building would be disruptive to the goals and objectives of a Natural Heritage Interpretive Centre.
- The linear configuration of the Stonehedge Cottage is not conducive to the circulation needs of an interpretive centre.
- A high quality Natural Heritage Interpretive Centre could not be established in this structure without the destruction of much of its heritage value.

Cousins Cottage

- Of the four cottages investigated, only the Cousins Cottage could support the needs of a Natural Heritage Interpretive Centre without significant loss to the structure's heritage value.
- Little heritage material remains on the interior of this structure.
- The footprint of this structure can support a circular circulation pattern of the kind necessary in an interpretive centre.
- The form of this structure, with many different volumes and rooflines, makes it easy to add more space without compromising the original form.
- On the other hand, the "Christmas at Presqu'ile" event is an important institution for the Friends of Presqu'ile and would probably require a new venue should the Cousins Cottage be developed into a permanent Natural Heritage Visitor Centre.
- Although this cottage is the most suitable of the cottages to house a Natural Heritage Interpretive Centre, this is not necessarily the highest and best use for this structure (see the next section for a discussion of this issue).

Our recommendation is that the Natural Heritage Visitor Centre remain in the Cousins Cottage for the short-medium term, with significant upgrades to the existing structure and exhibits, and with conservation and restoration of the exterior landscape and outbuilding (for interpretive and storage purposes). Consideration should be given to relocating the Christmas at Presqu'ile event to another suitable location.

4.1.2 Roofed Accommodations

Ontario Parks' policy of providing a range of accommodation is laudable because it addresses a growing market for cultural and eco-tourism products. Since authenticity is the essential element of visitor experiences in these markets, the ability to use existing heritage structures is a definite advantage. In Presqu'ile, the four cottages under review all offer an authentic cottage setting and would attract visitors willing to pay for higher quality accommodation. In addition, Presqu'ile's attraction to visitors in the spring and fall seasons calls for accommodation that suits the weather conditions in those seasons, as well as in the height of summer. However, a market-driven approach to the future uses of these cottages does not necessarily match the needs and wishes of the current park staff and management. Any recommendations for highest and best uses for the cottages must reflect both sets of values.

Several options for accommodation were considered, as outlined below:

Denson Cottage

The Denson Cottage could be set up as a housekeeping cabin with only upgrades to the washroom and kitchen, which could be done in a manner that respected the structure's heritage. However:

- The location of this cottage, near the Cultural Heritage Centre and the Lighthouse, is isolated from all other accommodation in the park.
- As a "housekeeping cabin" the revenue generated from this structure would be relatively low, and more invasive renovations to create up-scale roofed accommodation could not be done without serious compromises to the structure's heritage integrity.
- This is a valuable heritage resource but a modest and small building. As a result, it could only be made into lower-end roofed accommodation and, as

such, it may not command the respect and care required without relatively constant supervision.

- The present use – interpretive staff library and work area – would need a new home.

Cruise Cottage

The Cruise Cottage is quite well suited to conversion into roofed accommodations.

- If desired, significant interior renovations could be made without threatening the structure's heritage value.
- Most interior finishes will be "new" and thus damage to the building from heavy use will not be threatening heritage materials in most cases.
- The floor plan allows for flexibility and is spacious enough to permit significant renovations to the kitchen and bathrooms (as are often required for contemporary roofed accommodation).
- The location of the structure does not infringe on any of the park's interpretive or more public spaces.

Stonehedge

Stonehedge is arguably the most valuable of the park cottages. Much of its unique heritage fabric remains in place, it is in very good condition, and it is substantial in size. Its proximity to the Cousins Cottage adds additional value as the two structures have the potential to programmatically work together. Presently, by providing "on-site" accommodation to park staff, the cottage makes an important contribution towards the park's ability to attract and maintain a high quality staff. Does staff accommodation represent the highest and best use for this structure in the long run? Probably not, however, the authors of this report believe that the park would suffer a net loss should this building be converted to a new "more appropriate" use without the simultaneous creation of alternative staff accommodation nearby.

The following are comments on the structure's appropriateness as a venue for roofed accommodation:

- The Stonehedge Cottage is significantly larger than most houses/cottages that can be booked by visitors as unstaffed housekeeping accommodation and as such it may not be appropriate for this style of accommodation.
- However, with its size, larger rooms and impressive manner it is well suited to support organized groups or small conferences.
- It could also support more of a hotel or bed and breakfast style accommodation where guests booked individual rooms and shared the common areas, with or without food. It should be noted that this type of multi-unit accommodation does require staff supervision.
- If developed as a mini-conference centre / bed and breakfast, Stonehedge and the Cousins Cottage would ideally be developed together creating sufficient critical mass to cover the financial outlay needed for additional staffing.

Cousins Cottage

The Cousins cottage could be converted to roofed accommodation as easily as it could be converted to a visitor centre.

- The size of the Cousins Cottage is such that many of the comments made for Stonehedge would also apply here.
- The Cousins Cottage, as an alternative, could also be divided into smaller units that could be booked as housekeeping accommodation.

- The best use would be to develop with operational and programmatic links to Stonehedge.

Our recommendation is that, of the four cottages, the one with the most immediate potential for conversion to roofed accommodation for visitors would be Cruise Cottage. It is the newest, has the least heritage fabric and is also set apart from the other cottages. However, a longer-term strategy for roofed accommodation could take on a different character, through a comprehensive "Highest and Best Use Analysis" for these structures.

4.2 Investment and Interpretive Strategy

What would the best future be for the Lighthouse Lane cottages? At the very least, they should be valued as heritage resources and conserved with care. Their importance as evidence of the park's cultural history should be interpreted and celebrated. Depending upon the future chosen, each can have an extended period of use by park staff as well as by visitors.

In trying to balance the demands of the market with the needs of park staff, we have arrived at a series of recommendations both for highest and best use development and for interpretation. These are summarized below:

4.2.1 Immediate Initiatives

These initiatives work solely with the existing building stock, identifying the most appropriate of the four studied structures to house a permanent Natural Heritage Interpretive Centre and to provide some roofed accommodation within the park, while preserving the cottage's heritage values.

Development

1. Establish the Cousins Cottage as a permanent home for the Natural Heritage Interpretation Centre.
2. Convert Cruise Cottage into roofed accommodation (configuration to be determined by a separate architectural design exercise).
3. Make further repairs/upgrades to Stonehedge Cottage, but continue its use as staff accommodation in the peak season. Consider use as off-season conference and event space.
6. Repair/restore identified historic fabric on the Denson Cottage but continue its present use as park staff office and research space.

Interpretation

1. Conduct further research into each cottage's history and construction. Of particular interest would be original architect's or builder's plans and drawings, landscape plans and plant lists, as well as oral history accounts of life in the cottages. In the case of Denson Cottage, it would be very interesting to confirm its origins as a pre-fabricated, catalogue design. In the case of Stonehedge, it would be very

interesting to see if there were any direct design references to the Leacock residence at Old Brewery Bay in Orillia, a building that is very similar to this one in terms of its sitting, age and design.

2. Prepare an interpretive program based on this research. Include interpretation of all four cottages as a chronological sequence, each representing a particular period of cottage construction.

4.2.2 Summary of Investment Strategy

Structure	Heritage Significance	Appropriate use(s)	Key issues
Cruise Cottage	Minimal	<ul style="list-style-type: none"> • Temporary staff quarters • Fixed roof accommodation 	<ul style="list-style-type: none"> • Removal of mould • Redirection of surface drainage • Exterior repairs • Sun porch window repairs • Replacement of deck and sun porch stairs
Cousins Cottage	(Cottage) Minimal (Landscape and toolshed) Substantial	<ul style="list-style-type: none"> • Natural Heritage Interpretation Centre • Fixed roof accommodation * 	<ul style="list-style-type: none"> • Conservation of heritage character (landscape and toolshed) • Redirection of surface drainage • Exterior repairs • Removal of bat dung • Toolshed - new foundation and floor, replace windows/door, exterior repairs
Stonehedge	(Cottage and landscape) Substantial	<ul style="list-style-type: none"> • Staff accommodation (peak season) • Fixed roof accommodation conference / event space (off season) • Fixed roof accommodation (peak season) ** 	<ul style="list-style-type: none"> • Conservation of heritage character (building and landscape) • Redirection of surface drainage • Sun porch repairs
Denson Cottage	(Cottage) Substantial	<ul style="list-style-type: none"> • Staff office/research space 	<ul style="list-style-type: none"> • Conservation of heritage character • Exterior repairs/lower siding replacement • Sun porch window repairs

* Only recommended should alternate location(s) be developed for the proposed Natural Heritage Interpretive Centre and peak season staff accommodations.

** Only recommended should alternate location(s) be developed for the proposed Natural Heritage Interpretive Centre and peak season staff accommodations.

In summary, these four cottages represent a significant time in the history of recreation in Ontario as well as being heritage resources in their own right. They are valuable as interpretive tools and as useful residential, commercial and institutional spaces. Their integrity and high quality construction make them important long-term assets for the park. As long as their heritage components are conserved, they are flexible and can accommodate necessary changes for many years to come.

This report assesses their current state and describes their heritage values. It recommends necessary repairs and conservation work for each building. The report also proposes uses for each building. However, the final decision as to what happens to each building is in the hands of the province. It is our hope that the heritage values identified in this Heritage Buildings Stewardship Plan will be respected and enhanced as part of any investment the province makes.

5.0 PUBLIC CONSULTATION

The public was invited to participate in preparation of this stewardship plan through an opportunity to review the draft plan. This invitation was distributed through an advertisement placed in three local media (Brighton Independent, The Trentonian, Cobourg Daily Star) in January of 2005. An invitation was also emailed to government agencies and interest groups that were anticipated to have an interest in the process. The draft plan was available for review at Presqu'ile Provincial Park and at the Ontario Parks South Eastern Zone office during the comment period. Very little public response was received to the invitation; there was some agency interest. No written comments were received on the content of the draft, and no changes were required to the draft as a result of public review. Because of the level of response to the invitation, no further general public notice was required.

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- Presqu'ile Park files:
- Historic Buildings Walk (pamphlet), by Chris Mutton and Martha Dowsley (updated 2001)
 - Notes from oral history interviews (May, 2001)
 - Natural Heritage Education Management Plan, Presqu'ile Park (2000)
 - Planting plan and plant list for Cousins Cottage (August, 1944)

7.0 APPENDIX

STONEHEDGE COTTAGE



figure 27 - View from NE



figure 28 - Basement Door



figure 29 - Foundation Leak

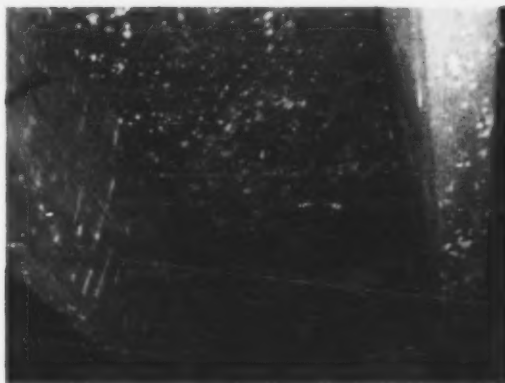


figure 30 - Mould



figure 31 - Plaster Crack



figure 32 - Retaining Wall



figure 33 - Upper Hall



figure 34 - Living Room Lighting

DENSON COTTAGE



figure 35 - View from NE



figure 36 - Rotting Siding



figure 37 - Pole Structure in Attic



figure 38 - Weathering Trim



figure 39 - Hardware



figure 40 - Original Millwork



figure 41 - Poor Choice of Lighting



figure 42 - Period Electric Stove



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